

## **Evaluation Factor 5: Small Disadvantaged Business Participation Program**

In accordance with Amendment 0012 to Solicitation No. GS-11P-14-MK-C-0023 for the CFPB Headquarters Renovation, we have included our Small Disadvantaged Business Participation Program in our Final Price Proposal Revision submission immediately following our subcontracting plan. In response to the weaknesses identified in GSA's letter dated October 15, 2014, we have provided details related to the complexity of the work that we anticipate will be subcontracted to small disadvantaged businesses. We have also provided a table that communicates the discipline/trade work that each small disadvantaged business will perform.

## Evaluation Factor 5: Small Disadvantaged Business Participation Program

### (A) EXTENT TO WHICH SDB CONCERNS ARE SPECIFICALLY IDENTIFIED

Grunley maintains a database identifying over 3,200 prospective bidders for more than 100 different construction activities. From this database, Grunley acknowledges that 100% of the trades needed in the performance of this contract will be available for SDB participation. Table (F)-1, included within section (F), lists the specific SDB concerns that are expected to perform as a subcontractor on the CFPB Headquarters Renovation project.

### (B) EXTENT OF COMMITMENT TO USE SDB CONCERNS

Grunley is committed to using SDB concerns on the CFPB Headquarters Renovation project and is accepting proposals from SDB concerns for all trades. Commitments have been obtained from SDB concerns stating their commitment to both Grunley and the CFPB Headquarters Renovation project. These SDB concerns include: C.R. Calderone, Pearless, Wellingford, and Tyson Floors. Additionally, Grunley will only solicit and award contracts to SDB concerns for the following trades: millwork, drywall, flooring, toiler compartments, toilet accessories and specialties. This will ensure the SDB goal of 10 percent (10%) of the total subcontracted value is met.

*"Small Business" hereinafter is intended to include small, small disadvantaged, woman-owned small, HUBZone small, veteran-owned small and service-disabled veteran-owned small businesses.*

### (C) COMPLEXITY AND VARIETY OF WORK SDB CONCERNS ARE TO PERFORM

Grunley is making every trade available for participation by SDB concerns on this project. For additional information, please refer to Table (F)-1 located at the end of section (F) and the accompanying narrative.

### (D) REALISM OF PROPOSAL

Based on the preliminary evaluation of competitive and responsive pricing received to date, we anticipate that the ten percent (10%) goal for SDB concerns will be met. Our past performance in complying with subcontracting plan goals for SDB concerns, as summarized within Table (E)-1 of section (E), validates our success in working toward reaching and exceeding the goals for SDB concerns. Additionally, drawing from lessons learned from past experiences, Grunley systematically revises our subcontracting strategies to improve our subcontracting plan goals. We have a full time Small Business Compliance Manager on staff; we attend, as well as host, small business outreach events on a regular basis; we advertise to the community through local small business resources; and we maintain a substantial small business database. All these efforts have resulted in significant achievements relative to our performance on subcontracting goals on contracts in place. Our Subcontracting Plan provides our in-depth approach aimed at successfully meeting the goals, including the goal for SDB concerns, on this project.



### (E) PAST PERFORMANCE OF OFFEROR'S IN COMPLYING WITH SUBCONTRACTING PLAN GOALS FOR SDB CONCERNS AND MONETARY TARGETS FOR SDB PARTICIPATION

The table below summarizes our past performance for meeting the goals for SDB concerns on four of our recent major projects. This information was obtained from the Final Individual Subcontractor Report (ISR) for each project.

TABLE (E)-1: Past Performance in Complying with Goals for SDB Concerns

• USDA Modernization to South Building, Phase 4A	Goal %	5.0%
	Actual %	16.4%
	Actual \$	\$2,430,700
• George P. Shultz National Foreign Affairs Training Center	Goal %	12.0%
	Actual %	29.1%
	Actual \$	\$11,935,240
• Wilbur J. Cohen Building	Goal %	8.0%
	Actual %	27.1%
	Actual \$	\$2,015,650
• FDA Building One Renovation	Goal %	6.0%
	Actual %	11.0%
	Actual \$	\$3,538,443

### (F) EXTENT OF PARTICIPATION OF SDB CONCERNS IN TERMS OF THE VALUE OF THE TOTAL ACQUISITION

The anticipated extent of participation by SDB concerns in terms the subcontracted amount is 6.4% or approximately \$7,792,000. Table (F)-1, below, provides the NAICS Industry Subsectors and the associated planned SDB concerns, expressed in dollars and percentages of the total subcontracted value:

TABLE (F)-1: SDB Participation of Total Contract Value

NAICS	Subcontractor Name	Discipline/ Tradework	Dollar Amount	% of Total Subcontracted Value
337212	Wellingford Millwork	Millwork	\$2,300,000	2.5 %
238310	C.R. Calderon	Drywall	\$3,999,000	4.4 %
238330	Pearless	Flooring	\$1,058,000	1.2 %
326199 & 238310	J&G Building Group	Division 10 Specialties	\$400,000	0.4 %
339950	Gelberg Signs	Signage	\$35,000	0.1 %



The disciplines Grunley can confirm, at this time, to be subcontracted to small disadvantaged businesses include: millwork, drywall, carpets and flooring, all Division 10 specialties and signage.

Grunley feels that the millwork scope contains numerous features considered “complex in nature”. In addition to the elaborate, expensive millwork to be furnished and installed in the East and West lobbies, the conference room and conference center corridors include a considerable amount of new millwork. Additionally, we also feel that the millwork at the feature wall and the milled wood components associated with certain plaza features (i.e. lounge seats and slat benches) are complex in nature.

Grunley considers the drywall, ceilings and acoustics scope of work “complex in nature” as well. The full value of this package is approximately \$5,000,000 and it features complexities such as the coordination and installation of multiple ceiling types (including standard gypsum board and acoustic tile ceilings, as well as custom acoustical wood ceiling systems and the perforated metal panel ceiling systems at the elevator lobbies). Perhaps the most complex feature of the drywall and acoustics scope of work for this project is the work associated with the wall hardening activities which includes intricate framed and insulated assemblies at the exterior CMU and limestone walls. This work will require extensive coordination with the curtainwall, stonework and masonry subcontractors.

Please note that Grunley’s proposal does include second tier subcontractor small disadvantaged business participation which is not included in *Table (F)-1: SDB Participation of Total Contract Value* on the previous page. This additional participation will be updated upon award and subcontractor procurement.

Specific discipline/trade work for each SDB noted in our proposal is defined below:

#### Millwork

The millwork scope includes, but is not limited to, all millwork, casework, cabinetry and finish carpentry that is shown, scheduled or specified in accordance with Attachment A: Bridging Documents Design Objectives and Criteria. Specifically, this trade package includes the following noteworthy items:

- All millwork at the multi-purpose room and conference center corridors (wood/ MDF paneling with lacquer finish, plastic laminate wall covering, credenzas with quartz surfacing tops, wood base, painted MDF paneling, etc.)
- All millwork at the East and West Lobbies (feature wall/ wood screens, bench, wood veneers and wood cabinets)
- Milled wood components for lounge seats and slat bench at the plaza deck
- Wall mounted credenzas with quartz surfacing tops at conference rooms
- Millwork components at the feature wall (WV-02)
- Plastic laminate work surfaces



- Quartz surfacing/plastic laminate tops at the women's and men's fitness rooms and rest-rooms
- Three form wall panels at team rooms
- All cabinetry and credenzas throughout (as well as provision of associated quartz surfacing tops)
- Wood base and wood paneling throughout
- Provision of millwork associated with the child care space (including all cabinets, Caesar-stone tops, bookcases, cubbies, privacy screens, etc.) and the milled wood components for the craft and picnic tables and benches

### Drywall and Acoustics

This scope includes, but is not limited to, all drywall and acoustics shown, scheduled and/or specified in accordance with Attachment A: Bridging Documents Design Objectives and Criteria. Specifically, this trade package includes the following noteworthy items:

- All GWB wall and ceiling assemblies and all acoustical ceiling types
- Acoustical wood ceiling systems at typical offices, multi-purpose room, unenclosed convenience stairs
- Perforated acoustical metal panel ceilings systems in the East and West elevator lobbies.
- Level 5 finishes in all areas exposed to view and exterior plaster finish at ceiling soffit at sunken garden areas
- Perimeter insulation extending from outside wall, concealed within the under floor cavity and above finished ceilings as well as insulation at the 2nd floor open air breezeway
- Gypsum board partitions above and fire barrier pillows below the access floor at all demountable partition locations (to accommodate installation of demountable partitions)
- Framed assemblies associated with the wall hardening aspect: 20 GA sheet on compressible fill, 16 gauge, 6-inch deep double-stud framing at 16-inch O-C with ½-inch diameter expansion anchors at exterior limestone/CMU wall conditions
- All drywall and acoustics work associated with the child care center

### Flooring

This scope includes, but is not limited to, all carpet and resilient flooring and base shown, scheduled (Room Finish Code Schedule and the Finish Material Schedule) or specified in accordance with Attachment A: Bridging Documents Design Objectives and Criteria. Specifically, this trade package includes the following noteworthy items:

- Resilient flooring RF-01 through RF-06, including RF-02 resilient athletic flooring at the fitness room
- Carpeting CPT-01 through CPT-05
- Flooring and rubber base to match existing at the Credit Union
- Nosings, trims, reducer strips and other accessories
- All associated flooring work at the child care center including the RF-1 engineered acrylic impregnated wood flooring and carpeting in offices

### Division 10 Specialties

This scope includes, but is not limited to, the furnishing and installation of all specialties identified herein as shown, scheduled or specified in accordance with Attachment A: Bridging Documents Design Objectives and Criteria. Specifically, this trade package includes the following noteworthy items:

- Visual display units and kiosks
- Toilet compartments, toilet accessories and shower doors
- Lockers and benches
- Residential equipment

Please note that the scope identified as “Division 10 Specialties” does not include provision of the demountable partitions or signage.

### Signage

This scope of work includes, but is not limited to, the furnishing and installation of all project permanent signage shown, scheduled or specified in accordance with Attachment A: Bridging Documents Design Objectives and Criteria. Specifically, this trade package includes the following noteworthy items:

- Type 1 room signage at all core and shell spaces
- Type 2 room signage at toilet rooms
- Type 3 egress signage at exits, stairways, areas of refuge, etc.
- Exterior CFPB and building address signage